

00545906/ r1



IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

NATIONSTAR MORTGAGE LLC D/B/A  
CHAMPION MORTGAGE COMPANY

vs.

ESTATE OF BETTY NAGEL; RORY NAGEL;  
ARLIE NAGEL; MIKE-ROBERT NAGEL;  
SEATTLE-KING COUNTY DEPARTMENT OF  
PUBLIC HEALTH; DEPARTMENT OF  
PLANNING AND DEVELOPMENT, CODE  
COMPLIANCE DIVISION; SECRETARY OF  
HOUSING AND URBAN DEVELOPMENT;  
UNKNOWN HEIRS, SPOUSE, LEGATEES AND  
DEWISEES OF THE ESTATE OF BETTY NAGEL;  
DOES 1-10 INCLUSIVE; UNKNOWN  
OCCUPANTS OF THE SUBJECT REAL  
PROPERTY; PARTIES IN POSSESSION OF THE  
SUBJECT REAL PROPERTY; PARTIES  
CLAIMING A RIGHT TO POSSESSION OF THE  
SUBJECT PROPERTY; ALL OTHER UNKNOWN  
PERSONS OR PARTIES CLAIMING ANY RIGHT,  
TITLE, ESTATE, LIEN, OR INTEREST IN THE  
REAL ESTATE DESCRIBED IN THE  
COMPLAINT HEREIN

**SHERIFF'S NOTICE TO JUDGMENT DEBTOR OF  
SALE OF REAL PROPERTY**

CAUSE # 14-2-27135-2 SEA

JUDGMENT RENDERED ON 8/3/2015  
ORDER OF SALE ISSUED: 10/19/2015  
DATE OF LEVY: 11/6/2015

TO: ESTATE OF BETTY NAGEL (IN REM), JUDGMENT DEBTOR(S):

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF  
KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S)  
IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED  
ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

**4736 25TH AVE. SW, SEATTLE, WA 98106**

LOT 21, BLOCK 16, COTTAGE GROVE NUMBER TWO, ACCORDING TO THE PLAT THEREOF  
RECORDED IN VOLUME 22 OF PLATS, PAGE 71, IN KING COUNTY, WASHINGTON.  
APN/PARCEL # 177310-0180

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

**TIME: 10:00 AM**  
**DATE: JANUARY 8, 2016**  
**PLACE: 4<sup>TH</sup> AVENUE ENTRANCE, KING COUNTY ADMINISTRATION  
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104**

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT  
OF **\$132,914.98** TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR  
THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

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King County Courthouse  
516 Third Avenue  
Room W-150  
Seattle, WA 98104  
(206) 263-2600

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THIS PROPERTY IS SUBJECT TO:

- ☒ 1. **No redemption rights after sale.**  
☐ 2. A redemption period of eight months which will expire at 4:30 p.m. on .  
☐ 3. A redemption period of one year which will expire at 4:30 p.m. on .

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF  
King County, Washington

BY: HUGO ESPARZA  
DEPUTY  
KING COUNTY COURTHOUSE  
516 THIRD AVENUE  
ROOM W-150  
SEATTLE, WA 98104  
206-263-2600

ATTORNEY:  
MCCARTHY & HOLTHUS, LLP  
108 1ST AVENUE S  
STE 300  
SEATTLE, WA 98104  
855-809-3977